172.0	0009	0013.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	615,600 / 615,600
					USE VALUE:	615,600 / 615,600
					ASSESSED:	615,600 / 615,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		ELY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CZAPSKI JOSEPH & HOLLY M
Owner 2:	
Owner 3:	
Street 1:	25 ELY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,029 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1966, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4029.000	237,000		378,600	615,600
Total Card	0.092	237,000		378,600	615,600
Total Parcel	0.092	237,000		378,600	615,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 570.00 | /Parcel: 570.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 114520

GIS Ref

GIS Ref

Insp Date 10/30/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0009-0013.A

!13370!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,000	0	4,029.	378,600	615,600	615,600	Year End Roll	12/18/2019
2019	101	FV	199,500	0	4,029.	373,200	572,700	572,700	Year End Roll	1/3/2019
2018	101	FV	199,500	0	4,029.	286,700	486,200	486,200	Year End Roll	12/20/2017
2017	101	FV	199,500	0	4,029.	270,400	469,900	469,900	Year End Roll	1/3/2017
2016	101	FV	199,500	0	4,029.	248,800	448,300	448,300	Year End	1/4/2016
2015	101	FV	194,300	0	4,029.	232,600	426,900	426,900	Year End Roll	12/11/2014
2014	101	FV	194,300	0	4,029.	214,200	408,500	408,500	Year End Roll	12/16/2013
2013	101	FV	194,300	0	4,029.	214,200	408,500	408,500		12/13/2012

PRINT

Date	Time
12/11/20	03:20:32

LAST REV

Date	Time
04/02/19	09:39:45
danam	

PAT ACCT. 13370

USER DEFINED

Prior Id # 1:	114520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS HERBERT	30106-50		4/29/1999	Family	260,500	No	No		
	13700-504		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2018	1650	Re-Roof	3,633	C				
5/15/2001	302	Redo Kit	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2008	Meas/Inspect	189	PATRIOT
6/19/2000	MLS		
4/27/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4029		Sq. Ft.	Site		0	70.	1.34	6									378,608						378,600	

Total AC/HA: 0.09249 | Total SF/SM: 4029 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,608 | Spl Credit | Total: 378,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	62880
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291097
Depreciation:	54144
Depreciated Total:	236953

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

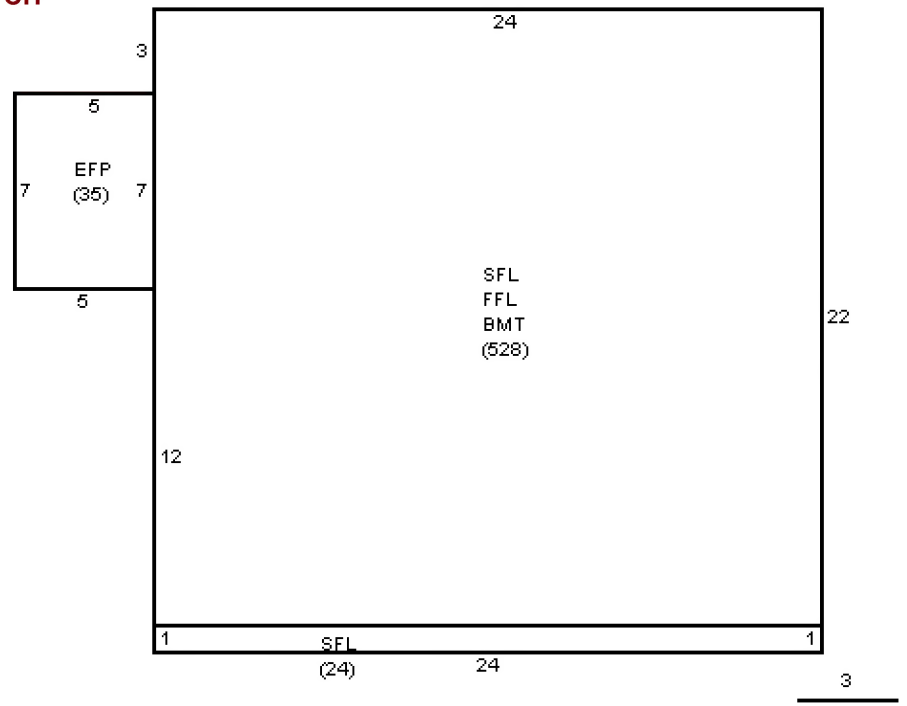
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	144.25
Final Total:	237000	Val/Su SzAd	219.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	552	182.230	100,592
BMT	Basement	528	54.670	28,866
FFL	First Floor	528	182.230	96,218
EFP	Enclos Porch	35	72.590	2,541

Net Sketched Area:	1,643			Total:	228,217
Size Ad	1080	Gross Are	1643	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

172.0-0009-0013.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	